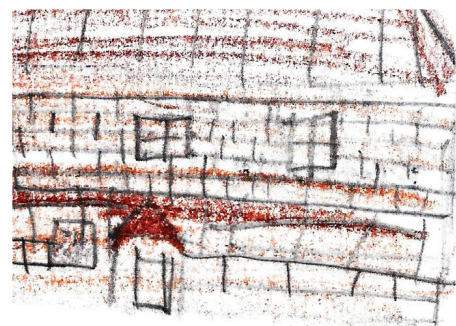
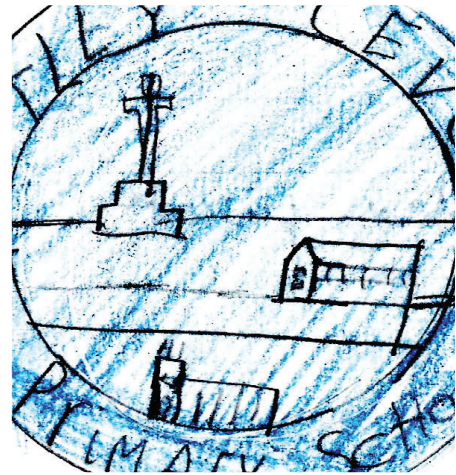


BENTLEY

Neighbourhood Plan



BENTLEY HALL



The Case IS
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**BASIC CONDITIONS STATEMENT
JUNE 2021**

Prepared for Bentley Parish Council by
Places4People Planning Consultancy
June 2021



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1 Introduction

1.1 As part of the formal submission of the Bentley Neighbourhood Plan for Examination, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that they have complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as amended). This Statement accompanies the submission to the local planning authority, Babergh District Council, of the Bentley Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). Regulation 15 requires a submission neighbourhood development plan to be accompanied by "*a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act*".

1.2 This statement has been prepared in order to confirm compliance with these basic conditions as follows:

Section 2 identifies the legislative requirements for the 'basic conditions'

Section 3 identifies how the Plan Objectives and Policies are in general conformity with the National Planning Policy Framework and the Strategic Policies of the adopted Local Plan.

Sections 4 confirms that the neighbourhood plan is compatible with the Convention Rights.

It is considered that the Neighbourhood Plan complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.

2. Legal Requirements

2.1 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the “Basic Conditions” that the neighbourhood plan must comply with.

2.2 Paragraph 8 (1) states that the examiner must consider:

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act,
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (e) such other matters as may be prescribed.

2.3 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:

- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

The requirements of Paragraph 8(2)(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions test.

2.4 Paragraph 8 (6) stipulates that the examiner is not to consider any matter that does not fall within subparagraph (1) apart from considering whether the draft neighbourhood plan is compatible with the Convention rights.

2.5 On 28 December 2018 the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amend the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

The Regulations substitute this with a new basic condition which states:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Meeting the Legal Requirements

Compliance with the individual elements of the legal requirements is set out below.

Requirement	Interpretation	NP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.	This is considered in detail in later sections of this Statement.
4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A(1) "any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."	The Neighbourhood Plan has been submitted by Bentley Parish Council, a qualifying body (as defined in the Localism Act 2011).
	Section 38A(2) A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."	The NP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Bentley, as designated by Babergh District Council on 16th July 2018. The boundary of the Neighbourhood Area is shown in the NP.
	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP.
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the NP is from 2018 to 2037.
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The NP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004
	Section 38B1(c) A Neighbourhood Development Plan may not relate to more than one neighbourhood area	The NP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by Babergh District Council on 16th July 2018.
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.	There are no conflicts within the NP

Requirement	Interpretation	NP response
	<p>Section 38B(4)(a)</p> <p>Regulations made by the Secretary of State may make provisions for "restricting the provision that may be included in Neighbourhood Development Plans about the use of land."</p> <p>These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.</p>	<p>The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the NP.</p>
	<p>Section 38B(4)(b)</p> <p>Regulations made by the Secretary of State may make provisions "requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations."</p>	<p>A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Neighbourhood Plan. In both cases it was considered that the Bentley Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the NP.</p>
	<p>Section 38B, which include paragraphs 38B(4)(c), 5 & 6,</p>	<p>The remaining requirements of Section 38B are not of relevance to this Basic Conditions Statement</p>
<p>4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area</p>	<p>This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.</p>	<p>The NP relates solely to land that falls within the Parish of Bentley.</p>
<p>4B 8 (1)(e) Other Matters 3.28.</p>	<p>This requires the examiner to consider such other matters as may be prescribed</p>	<p>There are no other prescribed matters.</p>
<p>Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018</p>	<p>These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.</p>	<p>The SEA Screening Opinion concluded that an Appropriate Assessment of the Plan was required. The Appropriate Assessment has been completed and consulted on. No HRA was required.</p>

3. Compliance with Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act sets out the basic conditions that must be met by a draft Neighbourhood Plan. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement. The Regulations state that the neighbourhood plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area; and
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

National Policy

3.2 The Bentley Neighbourhood Development Plan must have appropriate regard to national policy. The following section describes how the Plan relates to the National Planning Policy Framework (NPPF) which was originally published in 2012 amended in July 2018 and further amended in February 2019. It is the latter version of the NPPF that has been used as the basis to assess the Neighbourhood Plan in terms of its regard to national policies. The NPPF is framed around a basic premise of achieving sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system to have regard to three overarching objectives:

- a) "an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

3.3 The NPPF contains thirteen topic-based chapters in which more detailed policy guidance is set out for plan making and decision taking. Table 1, below, identifies how the Plan meets the basic condition of having regard to the NPPF by assessing the Plan against the principles for each of the NPPF topic-based chapters

Table 1 - Compatibility of the Plan's objectives and policies against the NPPF Core Principles

NPPF Topic	Bentley NP Objectives (as identified in Section 2 of the Plan)	Bentley NP Policies
Delivering a sufficient supply of homes	<p>Housing</p> <p>1 To encourage the development of appropriate housing for the stated needs of the village, in terms of size and style and across the age demographic.</p>	<p>Policy BEN 1 – Spatial Strategy Policy BEN 2 - Housing Development Policy BEN 3 - Land at Oakleigh, Capel Road Policy BEN 4 - Land at The Fruit Farm, Capel Road Policy BEN 5 - Affordable Housing on Rural Exception Sites Policy BEN 6 - Housing Mix Policy BEN 23 - Infrastructure Delivery</p>
Building a strong, competitive economy	<p>Development of Infrastructure and Services</p> <p>8 To support the creation of infrastructure, such as fast broadband and transport links that allow commuting via public transport, to encourage a broad age spectrum within the village.</p>	<p>Policy BEN 17 - Sustainable Transport Infrastructure and Services Policy BEN 21 - Communications Technology Policy BEN 22 – Broadband Policy BEN 23 - Infrastructure Delivery</p>
Ensuring the vitality of town centres	Not applicable to Bentley	None
Promoting healthy and safe communities	<p>Development of Infrastructure and Services</p> <p>7 To encourage safe and sustainable options for travel in and around the village for pedestrians, cyclists, and horse riders.</p> <p>8 To support the creation of infrastructure, such as fast broadband and transport links that allow commuting via public transport, to encourage a broad age spectrum within the village.</p> <p>Community Facilities</p> <p>9 To conserve and enhance the sense of robust, resilient, vibrant community within the village, maintaining the village as a safe and desirable place to live for all its residents.</p>	<p>Policy BEN 1 – Spatial Strategy Policy BEN 17 - Sustainable Transport Infrastructure and Services Policy BEN 18 - Protecting Existing Services and Facilities Policy BEN 19 - Sport and Recreation Facilities Policy BEN 20 - Local Green Spaces Policy BEN 23 - Infrastructure Delivery</p>
Promoting sustainable transport	<p>Development of Infrastructure and Services</p> <p>7 To encourage safe and sustainable options for travel in and around the village for pedestrians, cyclists, and horse riders.</p> <p>8 To support the creation of infrastructure, such as fast broadband and transport links that allow commuting via public transport, to encourage a broad age spectrum within the village.</p>	<p>Policy BEN 17 - Sustainable Transport Infrastructure and Services Policy BEN 23 - Infrastructure Delivery</p>
Supporting high quality communications	<p>Development of Infrastructure and Services</p> <p>7 To encourage safe and sustainable options for travel in and around the village for pedestrians, cyclists, and horse riders.</p>	<p>Policy BEN 7 - Development Design Policy BEN 9 - Parking Standards Policy BEN 17 - Sustainable Transport Infrastructure and Services Policy BEN 23 - Infrastructure Delivery</p>

NPPF Topic	Bentley NP Objectives (as identified in Section 2 of the Plan)	Bentley NP Policies
	<p>8 To support the creation of infrastructure, such as fast broadband and transport links that allow commuting via public transport, to encourage a broad age spectrum within the village.</p>	
Making effective use of land	<p>Built Environment</p> <p>2 To maintain and enhance a strong rural identity and sense of place for the parish, through environmentally sustainable and sensitive small-scale development.</p> <p>Natural Environment</p> <p>4 To retain, encourage, and enhance local natural habitats, to conserve Priority Species and increase biodiversity, and to maintain the strong sense of rural place within the parish. To enhance habitat connectivity (wildlife corridors) to allow species to move into and across these habitats.</p> <p>5 To have regard for our duty of care to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty within the parish and its setting, and to protect its special qualities, particularly tranquillity and large skies in a rural landscape.</p>	<p>Policy BEN 1 – Spatial Strategy Policy BEN 7 - Development Design Policy BEN 11 - Protecting Bentley’s Landscape Character</p>
Achieving well-designed places	<p>Built Environment</p> <p>2 To maintain and enhance a strong rural identity and sense of place for the parish, through environmentally sustainable and sensitive small-scale development.</p> <p>3 To ensure new development is designed to reflect local character and incorporates measures that reduces environmental impact.</p>	<p>Policy BEN 1 – Spatial Strategy Policy BEN 7 - Development Design Policy BEN 8 - Flooding and Sustainable Drainage Policy BEN 9 - Parking Standards Policy BEN 17 - Sustainable Transport Infrastructure and Services Policy BEN 23 - Infrastructure Delivery</p>
Protecting Green Belt land	Not applicable to Bentley	None
Meeting the challenge of climate change, flooding and coastal change	<p>Built Environment</p> <p>3 To ensure new development is designed to reflect local character and incorporates measures that reduces environmental impact.</p>	<p>Policy BEN 7 - Development Design Policy BEN 8 - Flooding and Sustainable Drainage</p>
Conserving and enhancing the natural environment	<p>Natural Environment</p> <p>4 To retain, encourage, and enhance local natural habitats, to conserve Priority Species and increase biodiversity, and to maintain the strong sense of rural place within the parish. To enhance habitat connectivity (wildlife corridors) to allow species to move into and across these habitats.</p> <p>5 To have regard for our duty of care to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty within the parish and its setting, and to protect its special qualities, particularly tranquillity and large skies in a rural landscape.</p>	<p>Policy BEN 10 - Development Affecting the Area Of Outstanding Natural Beauty Policy BEN 11 - Protecting Bentley’s Landscape Character Policy BEN 12 - Protecting Habitats and Wildlife Corridors Policy BEN 13 - Recreational Disturbance Avoidance and Mitigation Policy BEN 14 - Dark Skies and Street Lighting</p>
Conserving the historic environment	Historic Environment	<p>Policy BEN 15 - Heritage Assets Policy BEN 16 - Buildings of Local Significance</p>

NPPF Topic	Bentley NP Objectives (as identified in Section 2 of the Plan)	Bentley NP Policies
	6 To conserve and enhance our heritage assets	
Facilitating the sustainable use of minerals	Not applicable to the Neighbourhood Plan	None

How the purpose of the Neighbourhood Plan policies achieve sustainable development

3.6 The table below identifies the purpose of each policy in the Plan and its intended outcome in relation to achieving sustainable development as defined by the NPPF.

Policy	Purpose	Outcome
BEN 1	To provide a strategy for the location of new development within the neighbourhood plan area.	Ensures that new development is located close to existing village facilities and minimises the loss of agricultural land in remote locations.
BEN 2	Identifies the amount of new housing growth that will take place in the neighbourhood area and how this growth will be delivered.	Provides certainty in terms of the amount and location of new housing in the village to ensure that the identified housing needs are met.
BEN 3	Allocates a site for housing development.	Contributes to meeting the housing need on a site in close proximity to services and facilities.
BEN 4	Allocates a site for housing development.	Contributes to meeting the housing need on a site in close proximity to services and facilities.
BEN 5	Provides a mechanism for the delivery of affordable housing to meet local needs.	Will help people with a local connection remain in the village rather than move away to find affordable homes.
BEN 6	Sets requirements for house sizes.	Seeks to redress an imbalance in the size of homes in the village in order to support an identified need for homes for smaller families.
BEN 7	Sets design standards for new development	Ensures that new housing meets design standards that maintain the character of the village, whilst meeting best practice guidelines
BEN 8	Requires developers to state methods for dealing with surface and fluvial water run-off	Ensures that new housing does not exacerbate an already problematic flooding position
BEN 9	Sets standards for number of parking spaces associated with new housing	Ensures that adequate provision is made for parking, given the lack of public transport and available parking space along village roads.
BEN 10	Identifies sensitive areas within the setting of the Suffolk Coast and Heaths AONB	Contributes to protecting the unique landscape surrounding the AONB
BEN 11	Identifies the landscape sensitivities within and around the village and describes the landscape character. Identifies important views within the Plan Area that should be protected.	Contributes to protecting and enhancing the natural environment, and to maintaining the landscape character of the settlement
BEN 12	Provides criteria for the assessment of the potential impact of development on habitats and natural features including wildlife corridors	Contributes to protecting and enhancing the natural environment, including helping to improve biodiversity.
BEN 13	Provides a mechanism for the management and mitigation for potential impacts on European wildlife sites	Contributes to protecting and enhancing the natural environment, including helping to improve biodiversity.
BEN 14	Sets standards for maintaining Bentley's dark skies quality	Contributes to reducing light pollution
BEN 15	Enables the preservation and enhancement of the village's heritage assets.	Provides a positive strategy for the conservation and enjoyment of the historic environment, including heritage.
BEN 16	Designates Buildings of Local Significance	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
BEN 17	Promotes improvement to the public rights of way network and footpath/cycle access to village facilities	Contributes to health and wellbeing.
BEN 18	Supports the retention and improvement of community facilities and services in the village.	Maintains existing village services and reduce the need to drive out of the village for day-to-day needs.

Policy	Purpose	Outcome
BEN 19	Supports the improvement and protection of open space, sport and recreation facilities.	Ensures that adequate and suitable sports and recreation facilities are provided in the Neighbourhood Plan Area.
BEN 20	Designates spaces that meet the NPPF Local Green Space criteria.	Protects spaces that have an identifiable local importance to the village.
BEN 21	Provides criteria for new provision of communications infrastructure	Preserves and enhances the character and sense of place of the village's built environment whilst contributing towards building a strong and competitive economy.
BEN 22	Provides criteria for provision of broadband technologies	Contributes towards building a strong and competitive economy.
BEN 23	Provides criteria for delivery of infrastructure associated with new development	Ensures that adequate infrastructure capacity is either available or capable of being made available for new development.

General conformity with the strategic policies contained in the development plan

3.7 The Neighbourhood Plan must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force is the Babergh Core Strategy (February 2014) and the saved policies of the Babergh Local Plan (Babergh Local Plan Alteration No.2 adopted June 2006).

Babergh District Council has submitted (in April 2021) a new joint local plan with Mid Suffolk District Council to cover the two local planning authority areas. This version of the Joint Local Plan was submitted after the Regulation 14 consultation on the Neighbourhood Plan. At the time of submitting the Neighbourhood Plan it is unsure as to whether the Joint Local Plan will be examined before the Neighbourhood Plan is. With this in mind, the Basic Conditions Statement has assessed the Neighbourhood Plan against the strategic policies of the Pre-Submission Joint Local Plan as well as those of the adopted Core Strategy and saved Local Plan policies.

Compatibility of the Neighbourhood Plan with the Strategic Policies of the Development Plan

3.8 The Government's Planning Practice Guidance states:

"Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- whether the Local Plan identifies the policy as being strategic"

3.9 A significant number of policies in the Babergh Local Plan (2006) are officially "saved" by direction of the Secretary of State in accordance with the Planning and Compulsory Purchase Act 2004. A list of saved policies is available on the Babergh DC website at <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/BDC-current-policies-June-2016.pdf> In total these amount to over 90 policies. Babergh District Council has not identified which of the saved local plan policies are of a strategic nature. In the absence of this, we have assessed compatibility of the Neighbourhood Plan policies against all policies that are considered relevant to the Neighbourhood Area. Those that are not considered relevant are listed in Appendix A of this statement.

3.10 The table below provides details of the policies in the development plan, a link to the Neighbourhood Plan policy (where relevant) and a narrative of conformity of the Neighbourhood Plan with the development plan. The final part of the table assesses how the Neighbourhood Plan performs against the strategic policies of the Pre-Submission Joint Local Plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Babergh Core Strategy 2014		
CS1 Applying the Presumption in Favour of Sustainable Development in Babergh	All policies apply	All policies in the Neighbourhood Plan are positively worded to encourage sustainable development to take place in the village
CS2 Settlement Pattern Policy	BEN 1 – Spatial Strategy BEN 2 – Housing Development	The policy identifies Bentley as a Hinterland Village that will “accommodate some development to help meet the needs within them”. The Neighbourhood Plan accords with this policy.
CS3 Strategy for Growth and Development	BEN 1 – Spatial Strategy BEN 2 – Housing Development BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road	The policy identifies the amount of economic and housing growth that will be planned for in Babergh, specifically the amount of housing across all hinterland villages. The Neighbourhood Plan provides a positive response to this policy.
CS11 Strategy for Development for Core and Hinterland Villages	BEN 1 – Spatial Strategy BEN 2 – Housing Development BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road	The policy provides detailed guidance on the function of hinterland villages and criteria for the consideration of new development proposals. Policy BEN 1 has had particular regard to this policy in determining the location for new development in the village and BEN 2 identifies the amount of new housing and how that will be delivered during the plan period.
CS12 Sustainable Design and Construction Standards	BEN 7 - Development Design	Most of the policy relates to new homes on larger scale developments identified in the Core Strategy or to be allocated in such as that allocated in the Site Allocations DPD which was never produced. However, the policy also requires non-residential development to achieve BREEAM “excellent” standard. The Neighbourhood Plan does not conflict with this policy.
CS13 Renewable / Low Carbon Energy	BEN 7 - Development Design	The policy encourages the use of on-site low and zero carbon technologies on new or existing buildings. The Neighbourhood Plan policies support this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CS14 Green Infrastructure	BEN 11 - Protecting Bentley's Landscape Character BEN 19 - Sport and Recreation Facilities BEN 20 - Local Green Spaces	The policy protects and enhances green infrastructure. The Neighbourhood Plan contains policies that positively protects green infrastructure and encourages more provision.
CS15 Implementing Sustainable Development in Babergh	BEN 1 – Spatial Strategy BEN 2 – Housing Development BEN 4 - Land at The Fruit Farm, Capel Road BEN 5 – Affordable Housing on Rural Exception Sites BEN 7 - Development Design BEN 8 - Flooding and Sustainable Drainage BEN 10 - Development Affecting the Area Of Outstanding Natural Beauty BEN 11 - Protecting Bentley's Landscape Character BEN 13 - Recreational Disturbance Avoidance and Mitigation BEN 15 - Heritage Assets BEN 17 - Sustainable Transport Infrastructure and Services BEN 18 - Protecting Existing Services and Facilities BEN 19 - Sport and Recreation Facilities BEN 20 - Local Green Spaces	The Core Strategy policy sets out criteria for the principles of sustainable development by which all proposals will be assessed. The Neighbourhood Plan contains a number of policies that will specifically contribute to achieving this policy.
CS16 Town, Village and Local Centres	BEN 17 - Sustainable Transport Infrastructure and Services BEN 18 – Protecting Existing Services and Facilities BEN 21 - Communications Technology BEN 22 – Broadband	The Core Strategy policy provides for new retail, leisure, tourism, cultural and office development at an appropriate scale in village centres. The Neighbourhood Plan seeks to protect and enhance existing facilities, and to enhance communications services.
CS17 The Rural Economy	BEN 17 - Sustainable Transport Infrastructure and Services BEN 21 - Communications Technology BEN 22 – Broadband	The policy supports a range of economic initiatives in the rural area. The Neighbourhood Plan policies seek to maintain existing employment uses and promotes opportunities for appropriate new business uses.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CS18 Mix and Types of Dwellings	BEN 6 – Housing Mix	The Core Strategy policy states that the mix, type and size of the housing development will be expected to reflect established need. The Neighbourhood Plan has identified specific needs locally and reflects this in Policy BEN 6.
CS19 Affordable Homes	BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road BEN 5 – Affordable Housing on Rural Exception Sites	The Core Strategy policy sets requirement for the provision of 35% affordable housing on development sites. The national guidance subsequently introduces a threshold of developments of 10 homes, below which affordable housing should not be sought. The requirement is reflected in the allocation in Policies BEN 3 & 4.
CS20 Rural Exception Sites	BEN 5 – Affordable Housing on Rural Exception Sites	The Core Strategy policy enables the provision of affordable housing adjacent or well related to development boundaries in hinterland villages. The Neighbourhood Plan supports this policy but adds criteria that are specific to Bentley, including demonstrating a local connection.
CS21 Infrastructure Provision	BEN 7 - Development Design BEN 8 - Flooding and Sustainable Drainage BEN 17 - Sustainable Transport Infrastructure and Services BEN 18 - Protecting Existing Services and Facilities BEN 19 - Sport and Recreation Facilities BEN 20 - Local Green Spaces BEN 23 - Infrastructure Delivery	The policy seeks to protect, safeguard and enhance existing services, facilities and amenities that are important to the sustainability of local communities. The Neighbourhood Plan identifies specific infrastructure in the village that should be protected or enhanced.
CS22 Monitoring	No specific policies apply	The Neighbourhood Plan does not conflict with the Core Strategy in respect of monitoring.
Babergh Local Plan (2006) Saved Policies		
EN22 Light Pollution - Outdoor Lighting	BEN 14 - Dark Skies and Street Lighting	The policy seeks to minimise the provision of outside lighting and any glare or spillage to a minimum. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
EN26 Telecommunications	BEN 7 - Development Design BEN 21 - Communications Technology BEN 22 – Broadband	The policy sets out criteria for the consideration of proposals for new telecommunications equipment. The Neighbourhood Plan does not conflict with this policy.
HS05 Replacement Dwellings	BEN 1 – Spatial Strategy BEN 2 – Housing Development	The policy provides criteria by which proposals for the replacement of dwellings in the countryside will be considered. The Neighbourhood Plan does not conflict with this policy.
HS28 Infilling	BEN 1 – Spatial Strategy BEN 2 – Housing Development BEN 7 - Development Design	The policy states in which circumstances development on infill plots will not be permitted. The Neighbourhood Plan does not conflict with this policy.
HS31 Public Open Space (Sites of 1.5 ha and above)	BEN 4 - Land at The Fruit Farm, Capel Road	The Local Plan policy requires a proportion of larger housing sites to be public open space. Policy BEN 4 conforms with this policy.
HS32 Public Open Space (New dwellings on sites up to 1.5ha)	BEN 7 - Development Design	The policy requires proposals for all new residential development, ranging from a single dwelling up to the development of a 1.5 hectares site, to provide open space and play equipment in proportion to the number of dwellings to be built. The Neighbourhood Plan does not conflict with this policy.
HS33 Extensions to Existing Dwellings	BEN 7 - Development Design	The policy provides criteria by which proposals for house extensions will be considered. The Neighbourhood Plan does not conflict with this policy.
HS35 Residential Annexes	BEN 7 - Development Design	The policy provides criteria by which proposals for self-contained annexes will be considered. The Neighbourhood Plan does not conflict with this policy.
HS39 Special Needs Housing	No specific policies apply	The policy states that proposals for nursing, residential care, rest homes and sheltered housing and extensions to such homes should be provided in towns or defined sustainable villages. Bentley is not defined as a sustainable village. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
HS40 Special Needs Housing: Conversions/Change of Use	No specific policies apply	The policy states that proposals for nursing, residential care, rest homes and sheltered housing and extensions to such homes should be provided in towns or defined sustainable villages. Bentley is not defined as a sustainable village. The Neighbourhood Plan does not conflict with this policy.
EM02 General Employment Areas – Existing and New Allocations	BEN 21 - Communications Technology BEN 22 – Broadband	The policy states that proposals for employment related development should be able to demonstrate a positive effect on town (or village) centre vitality and viability will be permitted. The Neighbourhood Plan does not conflict with this policy.
EM19 High Technology Employment Provision	BEN 21 - Communications Technology BEN 22 – Broadband	The policy makes provision for how proposals for high technology employment provision will be considered. The Neighbourhood Plan does not conflict with this policy.
EM20 Expansion/Extension of Existing Employment Uses	No specific policies apply	The policy provides for the expansion of existing employment uses subject to certain provisions. The Neighbourhood Plan does not conflict with this policy.
EM24 Retention of Existing Employment Sites	No specific policies apply	The policy sets out criteria by which the redevelopment of existing or vacant employment land will be considered. The Neighbourhood Plan does not conflict with this policy.
SP04 Shopping in Local Centres and Villages	BEN 18 - Protecting Existing Services and Facilities	The policy seeks the retention of shopping in villages. The Neighbourhood Plan does not conflict with this policy.
SP05 Farm Shops	No specific policies apply	The policy provides criteria for the consideration of proposals for farm shops. The Neighbourhood Plan does not conflict with this policy.
CR02 AONB Landscape	BEN10 – Development affecting the Area of Outstanding Natural Beauty	The policy sets out how proposals in the AONB will be considered. The Neighbourhood Plan policy brings the Local Plan policy up-to-date.
CR04 Special Landscape Areas	BEN 10 - Development Affecting the Area Of Outstanding Natural Beauty BEN 11 - Protecting Bentley's Landscape Character	The policy sets out how proposals for development in the Special Landscape Area, and in the setting of the Suffolk Coast and Heaths AONB, will be permitted. Due to the potential loss of the Special Landscape Area designation, as referred to in the subsequent Babergh Core Strategy and Joint Local Plan, the Neighbourhood Plan updates

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		this approach by reassessing the Special Landscape Area in Bentley and redefines the area, as already established in the made Neighbourhood Plans across Babergh and Mid Suffolk.
CR07 Landscaping Schemes	BEN 7 - Development Design	The policy requires a high standard of landscaping for any development permitted in the countryside. The Neighbourhood Plan does not conflict with this policy.
CR08 Hedgerows	BEN 12 - Protecting Habitats and Wildlife Corridors	The policy seeks the protection of hedgerows in development proposals or suitable mitigation schemes. The Neighbourhood Plan does not conflict with this policy.
CR09 Agricultural Reservoirs	No specific policies apply	The policy provides criteria for the consideration of such proposals. The Neighbourhood Plan does not conflict with this policy.
CR10 Change of use from Agricultural Land	BEN 1 – Spatial strategy	The policy provides criteria for the consideration of proposals for the change of use from agricultural land to domestic gardens. The Neighbourhood Plan does not conflict with this policy.
CR13 Removal of Agricultural Occupancy Restrictions	BEN 1 – Spatial strategy	The policy provides criteria for the consideration of proposals to remove the agricultural occupancy restrictions imposed by a condition of planning permission. The Neighbourhood Plan does not conflict with this policy.
CR18 Buildings in the Countryside – Non Residential	BEN 1 – Spatial strategy BEN 7 - Development Design	The policy provides criteria for the consideration of proposals for converting barns, or other redundant or under-used buildings in the countryside, to industrial, business, community or recreational uses. The Neighbourhood Plan does not conflict with this policy.
CR19 Buildings in the Countryside – Residential	BEN 1 – Spatial strategy BEN 2 – Housing Development BEN 7 - Development Design	The policy provides criteria for the consideration of proposals for the conversion of barns or other redundant or under-used buildings in the countryside into dwellings or holiday accommodation. The Neighbourhood Plan does not conflict with this policy.
CR24 Village Schools	BEN 18 - Protecting Existing Services and Facilities	The policy provides support for the use of closed village schools for community uses in the first instance.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CN01 Design Standards	BEN 7 - Development Design BEN 8 Flooding and Sustainable Drainage	The policy requires development proposals to be of appropriate scale, form, detail, design and construction materials. The Neighbourhood Plan reinforces this policy by providing a local context.
CN03 Open Space within Settlements	BEN 11 - Protecting Bentley's Landscape Character BEN 19 - Sport and Recreation Facilities BEN 20 - Local Green Spaces	The policy states that development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted. The Neighbourhood Plan reinforces this policy by identifying locally important open spaces and access to the countryside.
CN04 Design & Crime Prevention	BEN 7 - Development Design	The policy seeks to ensure that development is designed to deter vandalism and crime. The Neighbourhood Plan does not conflict with this policy.
CN06 Listed Buildings - Alteration/Extension/Change of Use	BEN 15 - Heritage Assets	The policy provides criteria for the consideration of proposals for the alteration (including part demolition), extension or change of use of listed buildings. The Neighbourhood Plan updates this policy in the light of the NPPF.
RE06 Small and Medium - Scale Recreation	BEN 11 - Protecting Bentley's Landscape Character BEN 19 - Sport and Recreation Facilities	The policy addresses proposals for small or medium-scale recreation facilities and change of use to recreation in the countryside. The Neighbourhood Plan does not conflict with this policy.
RE07 Large Scale Recreation	No specific policies apply	The policy states that large scale recreational facilities will only be permitted adjacent to Sudbury, Hadleigh and Ipswich. The Neighbourhood Plan does not conflict with this policy.
TP15 Parking Standards – New Development	BEN 7 - Development Design BEN 9 - Parking Standards	The policy states that development proposals should provide parking in accordance with the adopted standards. The Neighbourhood Plan does not conflict with this policy.
TP16 Green Travel Plans	BEN 17 - Sustainable Transport Infrastructure and Services	The policy requires proposals for development that employ more than 25 people to prepare and implement a Travel Plan. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Emerging Joint Local Plan Strategic Policies (November 2020)		
SP01 Housing Needs	BEN 1 – Spatial Strategy BEN 2 – Housing Development BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road BEN 5 – Affordable Housing on Rural Exception Sites BEN 6 – Housing Mix	The emerging Joint Local Plan identifies the minimum housing requirement for each district. The Neighbourhood Plan does not conflict with this requirement.
SP02 Affordable Housing	BEN 2 – Housing Development BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road BEN 5 – Affordable Housing on Rural Exception Sites BEN 6 – Housing Mix	The emerging Joint Local Plan sets a requirement of 35% affordable housing on large sites. The allocation in BEN 3 & BEN 4 is in conformity with the emerging policy.
SP03 Settlement Hierarchy	BEN 1 – Spatial Strategy	The emerging Joint Local Plan identifies a hierarchy of settlements across the two districts. The Neighbourhood Plan has been prepared to have regard to this Policy.
SP04 Housing Spatial Distribution	BEN 1 – Spatial strategy BEN 2 – Housing Development BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road	The emerging Joint Local Plan identifies a minimum housing requirement of 52 additional dwellings in Bentley. The Neighbourhood Plan has been prepared to conform with this requirement.
SP05 Employment Land	No specific policies apply	The emerging Joint Local Plan identifies strategic sites for employment uses. It supports additional employment sites being developed along strategic transport corridors. There are no strategic employment sites in the Neighbourhood Area.
SP06 Retail and Town Centre Use	No specific policies apply	The emerging Joint Local Plan policy relates to defined town centres, which does not include Bentley.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SP07 Tourism	No specific policies apply	The emerging Joint Local Plan policy supports the development of appropriate tourism enterprises. The Neighbourhood Plan does not conflict with this aspiration.
SP08 Strategic Infrastructure Provision	BEN 23 - Infrastructure Delivery	The emerging Joint Local Plan policy identifies specific strategic infrastructure projects and also requires development to make community infrastructure levy contributions. The Neighbourhood Plan provides appropriate measures to support the strategic policy.
SP09 Enhancement and Management of the Environment	BEN 3 - Land at Oakleigh, Capel Road BEN 4 - Land at The Fruit Farm, Capel Road BEN 11 - Protecting Bentley's Landscape Character BEN 12 - Protecting Habitats and Wildlife Corridors BEN 13 - Recreational Disturbance Avoidance and Mitigation	The emerging Joint Local Plan policy supports the enhancement and management of natural and local environment and provides for the mitigation of effects on protected habitat sites. The Neighbourhood Plan policies generally support the strategic policy and specifically sets requirements for the mitigation of impacts through site specific or general mitigation.
SP10 Climate Change	BEN 7 - Development Design BEN 8 Flooding and Sustainable Drainage	The emerging Joint Local Plan policy sets requirements for the mitigation of the impacts of climate change. The policies of the Neighbourhood Plan support the intent of the Joint Local Plan.

4. Compatibility with European Union Obligations and Human Rights

Environmental Impact and Habitat Regulations

- 4.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
- 4.2 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.
- 4.3 In accordance with Regulation 9 of the Regulations, as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, Bentley Parish Council requested Babergh District Council, as the responsible body, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. The determination is set out in reports "Bentley Neighbourhood Plan Strategic Environmental Assessment Screening Determination" dated October 2020 and the "Bentley Neighbourhood Plan Habitats Regulations Screening Determination" dated December 2020. The outcome of this exercise was that the need for both were 'screened-in'. Consequently, a Strategic Environmental Assessment was prepared by AECOM Consultants which recommended amendments to the Plan. These have been incorporated into the Submission Neighbourhood Plan. The Environment Agency, Historic England and Natural England were consulted on 6th March 2021. Natural England and Historic England responded to the consultation but no response was received from the Environment Agency. The responses are included as Appendix B of this Basic Conditions Statement.
- 4.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to Babergh District Council alongside the Neighbourhood Development Plan.

Human Rights

- 4.3 The public consultation process for the Bentley Neighbourhood Plan has been wide and inclusive and has included direct engagement with the local community. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.
- 4.4 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living and working now and in the future in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, and to meet the needs expressed and address the issues identified. To confirm that the Neighbourhood Plan does not have any unintended consequences for particular groups, the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. "Protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 4.5 This section assesses the Submission Draft of the Neighbourhood Plan to ensure that Bentley Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the objective and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

Impact of Objectives of Bentley Neighbourhood Development Plan on Persons with Protected Characteristics

Neighbourhood Plan Objectives	Outcome for persons with Protected Characteristics
<p>Housing</p> <p>1 To encourage the development of appropriate housing for the stated needs of the village, in terms of size and style and across the age demographic.</p>	<p>Provides for new homes to be provided in the village and that they respond to local needs. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Built Environment</p> <p>2 To maintain and enhance a strong rural identity and sense of place for the parish, through environmentally sustainable and sensitive small-scale development.</p> <p>3 To ensure new development is designed to reflect local character and incorporates measures that reduces environmental impact.</p>	<p>Promotes the retention and improvement of job opportunities in the Plan Area. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Natural Environment</p> <p>7 Protect and enhance the local landscape and significant views</p> <p>8 Maintain and improve the biodiversity assets of the parish</p> <p>9 Mitigate the impact of development on designated habitats including the Stour and Orwell estuaries.</p>	<p>Protects and enhances the natural environment for the benefit of residents. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Built Environment and Design</p> <p>10 Protect and enhance designated heritage assets</p> <p>11 Ensure new development is of a high-quality design and of a scale and design that reflects local character.</p>	<p>Promotes the preservation of the character and historic assets of the village. Neutral impact for persons with protected characteristics.</p> <p>Promotes development that is designed in a way to minimise impact on the environment and meets the needs of the community. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Infrastructure and Services</p> <p>12 Protect and enhance community facilities and services that meet the day to day needs of residents</p> <p>13 Ensure that development does not result in a detrimental impact on infrastructure including sewers and surface water and watercourse flooding</p>	<p>Ensures that capacity of infrastructure and services is maintained and enhanced. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Highways and Movement</p> <p>14 Reduce the impact of traffic passing through the village</p> <p>15 Improve road safety</p> <p>16 Protect and enhance the village public rights of way network</p>	<p>Promotes the management and improvement of then highways network, including improved safety. Broadly positive impact for persons with certain protected characteristics.</p>

Impact of Bentley Neighbourhood Development Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome
BEN 1	To provide a strategy for the location of new development within the neighbourhood plan area.	Ensures that the Neighbourhood Plan is positively prepared for the amount and location of new development required in the village during the plan period. Broadly positive impact for persons with certain protected characteristics.
BEN 2	Identifies the amount of new housing growth that will take place in the neighbourhood area and how this growth will be delivered.	Ensures that the Neighbourhood Area meets its identified housing need. Broadly positive impact for persons with certain protected characteristics.
BEN 3	Allocates a site for housing development.	Policy allocates a site for housing development. Broadly positive impact for persons with certain protected characteristics.
BEN 4	Allocates a site for housing development.	Policy allocates a site for housing development. Broadly positive impact for persons with certain protected characteristics.
BEN 5	Provides a mechanism for the delivery of affordable housing to meet local needs.	Contributes to meeting affordable housing needs in suitable locations in close proximity to the village centre. Broadly positive impact for persons with certain protected characteristics.
BEN 6	Sets requirements for house sizes.	Ensures that new homes are constructed to meet the current needs of users. Broadly positive impact for persons with certain protected characteristics.
BEN 7	Provides criteria for the consideration of the impact of development proposals.	Reduces detrimental impact of development on the village and its environment and infrastructure. Neutral impact for persons with certain protected characteristics.
BEN 8	Provides a mechanism to prevent flooding as a result of development.	Reduces detrimental impact of development on the village and its environment and infrastructure. Broadly positive impact for persons with certain protected characteristics.
BEN 9	Promotes appropriate availability of parking spaces, given Bentley's road infrastructure	Reduces detrimental impact of development on the village and its environment. Broadly positive impact for persons with certain protected characteristics.
BEN 10	Ensures that new development takes the setting of the AONB into account	Ensures that locally significant landscapes are protected from the impact of development. Neutral impact on persons with protected characteristics.

Policy	Purpose	Outcome
BEN 11	Ensures that new development takes the specific local landscape character into account	Ensures that locally significant landscapes are protected from the impact of development. Protects the Neighbourhood Area from unsympathetic development. Neutral impact on persons with protected characteristics.
BEN 12	Provides criteria for the assessment of the potential impact of development on habitats, wildlife corridors, and natural features.	Protects habitat features from the impact of inappropriate development. Neutral impact for persons with certain protected characteristics.
BEN 13	Provides a mechanism for the management and mitigation for potential impacts on European wildlife sites	Protects internationally important designated sites from the impact of development. Neutral impact for persons with certain protected characteristics.
BEN 14	Enables the preservation and enhancement of the village's Dark Sky assets.	Ensures that the local skyline is protected from the impact of development. Protects the Neighbourhood Area from unsympathetic development. Neutral impact on persons with protected characteristics.
BEN 15	Enables the preservation and enhancement of the village's heritage assets.	Protects designated assets from inappropriate development. Neutral impact for persons with certain protected characteristics.
BEN 16	Designates Buildings of Local Significance	Reduces detrimental impact of development on the village and its environment and heritage. Neutral impact for persons with certain protected characteristics.
BEN 17	Supports the retention and improvement of transport facilities and services in the village.	Promotes the provision of services into and out of the village for the day-to-day needs of residents. Broadly positive for persons with certain protected characteristics.
BEN 18	Supports the retention and improvement of community facilities and services in the village.	Promotes the provision of services in the village for the day-to-day needs of residents. Broadly positive for persons with certain protected characteristics.
BEN 19	Supports the improvement and protection of open space, sport and recreation facilities.	Ensures that Bentley has open space facilities to serve the local population. Broadly positive impact for persons with certain protected characteristics.
BEN 20	Designates spaces that meet the NPPF Local Green Space criteria.	Ensures that locally identified green spaces that meet the national criteria are protected from inappropriate development. Broadly positive impact for persons with certain protected characteristics.
BEN 21	Promotes the incorporation within development proposals of measures that support a sustainable communications technology strategy.	Helps contribute to minimising the impacts of climate change and to a vibrant local economy. Broadly positive impact for persons with certain protected characteristics.

Policy	Purpose	Outcome
BEN 22	Promotes the incorporation within development proposals of measures that support high speed broadband.	Helps contribute to minimising the impacts of climate change and to a vibrant local economy. Broadly positive impact for persons with certain protected characteristics.
BEN 23	Promotes the delivery of infrastructure associated with a development in a sustainable way	Reduces detrimental impact of development on the village and its environment. Protects the Neighbourhood Area from unsympathetic development. Neutral impact for persons with certain protected characteristics.

Certain protected characteristics are not affected by the Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

APPENDIX A

Adopted and saved development plan policies that do not apply to Bentley Neighbourhood Plan

The following policies in the Babergh Development Plan (Core Strategy and Local Plan) are not appropriate to Bentley, either because they are not of a strategic nature or do not apply to the village and have therefore not been assessed in this Basic Conditions Statement.

Babergh Core Strategy 2014
CS4 Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard
CS5 Strategic Broad Location – East of Sudbury / Great Cornard
CS6 Hadleigh
CS7 Strategic Site Allocation - Babergh Ipswich Fringe
CS8 Sproughton Strategic Employment Site Allocation
CS9 Wherstead Strategic Employment Site Allocation
CS10 Brantham Regeneration Area Allocation

Babergh Local Plan (2006) Saved Policies
HS11 Head Lane, Great Cornard
HS12 William Armes Factory, Cornard Road, Sudbury
HS13 High Bank, Melford Road, Sudbury
HS14 Peoples Park, Sudbury
HS15 Grays Close, Hadleigh
HS16 Gallows Hill, Hadleigh
HS17 Carsons Drive, Great Cornard
HS18 Bures Road, Great Cornard
HS19 Rotherham Road, Bildeston
HS20 Friends Field/Tawney Rise, Bures
HS21 Goodlands Farm, Daking Avenue, Boxford
HS22 Folly Road, Great Waldingfield
HS23 Church Farm, Whatfield
HS24 Church Lane, Sproughton
HS25 Land at Crownfield Road, Glemsford
EM03 Land to south-east of Lady Lane Hadleigh
EM04 Former 'British Sugar' Sproughton
EM05 Wherstead Office Park, Wherstead
EM06 Land at Brantham Industrial Area
EM07 Land at Bures Road, Great Cornard
EM08 Warehousing & Distribution
EM09 Leisure & Sport at Employment Areas
EM11 Notley Enterprise Park, Raydon/Great Wenham
EM12 Bull Lane/Acton Place
EM13 Pond Hall Industrial Estate, Hadleigh
EM14 Tentree Road, Great Waldingfield
EM15 Off Brook Street, (E W Downs) Glemsford
EM16 London Road, Capel St Mary

EM17 Sprites Lane, Ipswich Western Fringe
EM18 Land on the east bank of the River Orwell
EM21 Redundant Airfields
EM23 Workshop Scale Employment Sites
SP03 Retail Development Outside Town Centres
CR14 Houseboats - Estuarial/or Inland Waters
CR15 Houseboats at Pin Mill
CR16 Jetties at Pin Mill
CR22 Proposed LNR Belstead
CN08 Development in or near conservation Areas
CN14 Historic Parks & Gardens – National
CN15 Historic Parks & Gardens – Local
RE04 Quay Lane, Sudbury Open Space
RE05 Shawlands Avenue Great Cornard
RE11 Land between A137, A14 and The Strand, Wherstead
RE13 Gt Cornard Country Park
RE14 Stour & Orwell Estuaries
RE15 Moorings and Marinas
RE16 Land-based Sailing Facilities on Estuaries
RE17 Land-based Facilities at Alton Water
RE18 Rivers Stour and Gipping
TP04 New Cycle Links
TP05 – New Cycle Link Sproughton
TP07 Expansion of Copdock Park & Ride Facility
TP08 Proposed Park and Ride – Wherstead
TP10 Sudbury Western Bypass route protection
TP13 Lorry Parking in Hadleigh
TP18 Airports
TP19 Boxford Community Car Park
SD01 Principal Shopping Area
SD02 Mixed Use Areas - Business & Service
SD03 Mixed Use Areas - Shopping and Commerce
SD04 Mixed Use Areas – Residential Development
SD05 Bus/Rail Interchange
SD06 Land around Bus Station & Borehamgate Precinct
SD07 Land to rear of Market Hill
SD08 North St/Gainsborough Rd Junction
SD10 Bus Station
SD11 Industrial Areas
SD13 Walnut Tree Hospital
SD14 Market Hill, New Service Road
SD15 Alternative Hospital Site
HD01 Shopping - Foodstore between Pound Lane and Bridge Street
HD03 Prime Shopping Area
HD05 Hadleigh Health Centre
CP01 Chilton Mixed Use Development Package
CP02 Chilton Cemetery

APPENDIX B

Responses from Government Bodies to SEA Consultation January 2021

Natural England 8 February 2021

Dear

Re. Bentley Neighbourhood Plan - SEA Report

Thank you for your email dated 4th February 2021.

Natural England concurs with the conclusions of the Environmental Assessment and has no comments to make on the proposed amendments to the Plan.

Yours sincerely

Jacqui Salt

Natural England

Consultation Service

Hornbeam House

Crewe Business Park, Electra Way,

Crewe, Cheshire, CW1 6GJ

Historic England 5 February 2021

I am writing in relation to the following:

SEA/SA/IIA: Strategic Environmental Assessment/ Sustainability Appraisal/ Integrated Impact Assessment Bentley Neighbourhood Plan Strategic Environment Assessment, Suffolk [Case Ref. PL00705422; HE File Ref. ; Your Reference.]

Thank you for your request for an opinion on the SEA and its conclusions, alongside the amendments suggested. I attached a brief response for your records, but I can confirm I agree with the SEA's conclusions and recommendations, and would welcome the amended policy related to the Site Allocation for 'Land off Back Lane'. I hope that is useful, but please contact me if you have any queries.

Yours Sincerely

Edward James

Historic Places Advisor, East of England